

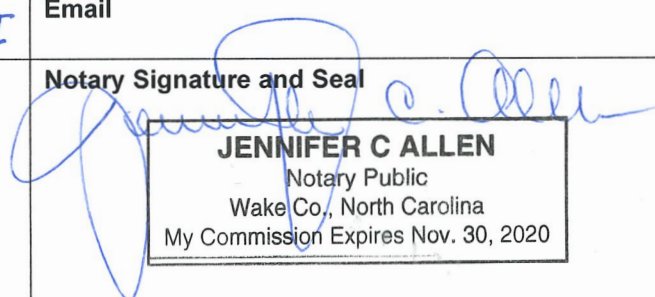
Administrative Alternates



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: 3.4.2.C.3.a.iii. Provide an explanation of the alternate requested, along with an applicant's statement of the findings <i>Applicant requests relief from strict interpretation of the requirement due to existing conditions. See attached for detail</i> <hr/> Provide all associated case plan numbers including zoning and site plan: SR-19-18	Transaction Number

Property Address 601 St. Mary's St		Date 10/29/18	
Property PIN 1704313897		Current Zoning OX-3-GR NCOD - Cameron Park Transition	
Nearest Intersection Johnson Street		Property size (in acres) 0.79 acres	
Property Owner 601 St. Mary's, LLC	Phone	Mail 601 St. Mary's St	
	Email		
Project Contact Person	Phone	Mail	
	Email		
Property Owner Signature <i>Robert H. Martin III</i>	Email		
Notary Sworn and subscribed before me this <u>11</u> day of <u>February</u> , 20 <u>19</u>	Notary Signature and Seal  <div style="border: 1px solid black; padding: 5px; text-align: center;"> JENNIFER C ALLEN Notary Public Wake Co., North Carolina My Commission Expires Nov. 30, 2020 </div>		



**JOHN A. EDWARDS
& COMPANY**

*Consulting Engineers
And Land Surveyors*

**333 Wade Avenue
Raleigh, NC 27605
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(919) 828-4711 fax
info@jaeco.com
www.jaeco.com**

October 30, 2018
RE: SR-19-18 601 St. Mary's St.
Administrative Alternate Request

Dear City of Raleigh Appearance Commission Staff,

Please see our application, Build-to Exhibit, and this letter regarding our findings as consideration is given for an Administrative Alternate in reference to UDO Section 3.4.2.C.3.a.iii.

PROJECT SUMMARY AND DETAILS OF REQUEST

The applicant has submitted an administrative site plan for a building expansion project which will involve the demolition of approximately 2,900 sf of existing building and then an addition of approximately 7,000 sf which will bring the total building area to approximately 12,800 sf. The property is zoned OX-3 GR and located within the Cameron Park Transition NCOD. The GR frontage requirement requires that the building be located between 20 and 50 feet from the primary street frontage. However, UDO 3.4.2.C.3.a.iii. states: "Non-street Side Additions are allowed where the side addition is at least as close to the build-to as the existing building because the extension increases the width of the building and does not set back any further than the existing building."

The existing building is articulated and does not have a dominant wall plane that is parallel with the primary street frontage. The average front wall plane of the existing building is 112.8' setback from the existing right-of-way frontage with the closest point of the building being 88.8' from the right-of-way. The building after the proposed expansion will have an average front wall plane of 108.3' from the right-of-way with the same closest point of the building at 88.8' from the right-of-way.

The UDO section is not specific as to "average" or "closest point" and therefore the most restrictive interpretation would mean that the expansion may be no further than 88.8' from the right-of-way. Placement of the proposed expansion no further than 88.8' from the right-of-way would create difficult access between the building and existing parking and loss of outdoor amenity space due to grade differences.

It is important to note the following facts about the proposed addition:

1. The plan will not be significantly changing the current footprint of the existing parking lot which is currently located in the required build-to area.
2. The proposed expansion is located closer to the right-of-way than the portion of the building being demolished which is why the new calculated average wall plane is closer to the right-of-way.
3. The proposed expansion is aligned with the dominant wall façade of the existing building to lengthen the existing street edge.

ADMINISTRATIVE ALTERNATE FINDINGS

In accordance with 3.4.2.C.4., the Planning Director may reduce the build-to requirement subject to the findings set forth in 1.5.6.D.

1. The approved alternate meets the intent of the build - to regulations;

Response: The proposed alternate shows that the dominant façade of the addition is aligned with the dominant façade of the existing building therefore meeting the intent of the regulation to strengthen the street edge along the right-of-way and establish a sense of enclosure.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans;

Response: The site is designated as Office and Residential Mixed Use on the City's Comprehensive Plan which is consistent with the proposed use. Further, the Cameron Park Transition NCOD sets an additional height restriction which is met by the proposed plan.

3. The approved alternate does not substantially negatively alter the character defining street wall or establish a build - to pattern that is not harmonious with the existing built context;

Response: The addition is aligned with the existing dominant wall façade and therefore does not alter the existing character defining street wall. The addition extends the street wall to establish a sense of enclosure along the street edge.

4. The change in percentage of building that occupies the build -to area or increased setback does not negatively impact pedestrian access, comfort or safety; and

Response: The proposed alternate design calls for an outdoor amenity area located between the building and existing parking area to facilitate desirable pedestrian circulation between the building and parking despite significant grade change.

5. Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B.

Response: The existing parking occupies all of the build-to area, however, the plan adds outdoor amenity area to all the space between the building addition and existing parking area.

CONCLUSION

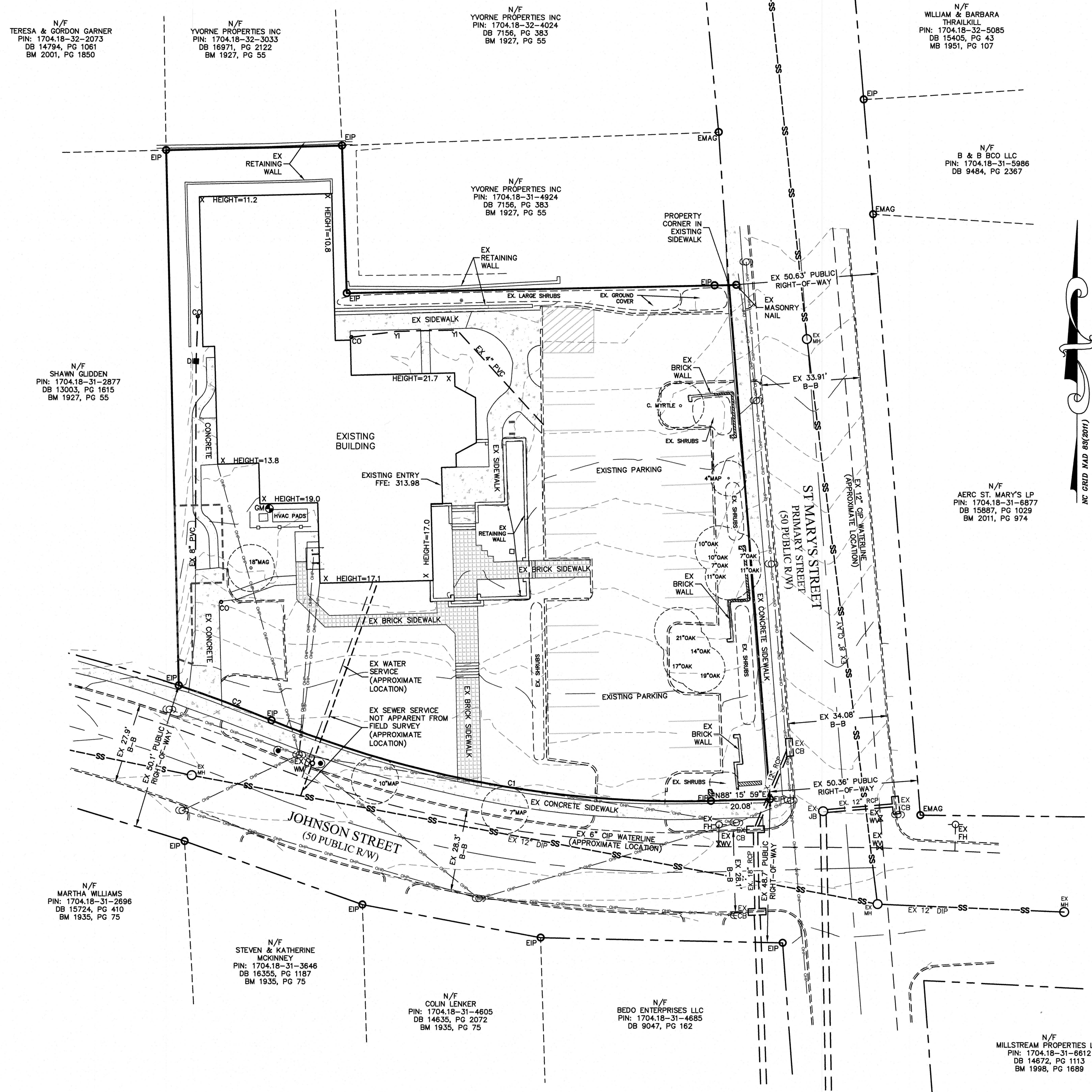
The applicant is requesting relief from the most restrictive interpretation that the addition may be no further from the build to than the closest point of the existing building. As demonstrated, the proposed addition would have an average wall plane is closer to the building to than the existing average wall plane to meet the intent of the UDO.

Thank you for your consideration of this request. Please contact me if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jonathan R. Callahan", with a stylized flourish at the end.

Jonathan R. Callahan, PE, PLS
President
John A. Edwards & Company



NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NORTH CAROLINA GRID NORTH, NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCOD, RALEIGH, NC.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
6. ALL REFERENCE ARE MADE TO THE WAKE COUNTY REGISTRY.
7. HORIZONTAL DATUM IS NAD 83(2011) AND VERTICAL DATUM IS NAVD 88.
8. CONTRACTOR TO FIELD VERIFY LOCATION, MATERIAL TYPE & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	152.77'	365.89'	23°55'20"	151.66'	S79°46'22"E
C2	33.67'	538.97'	03°34'47"	33.67'	N69°36'06"W

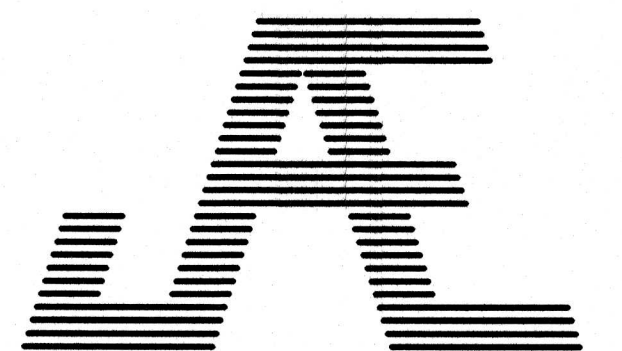
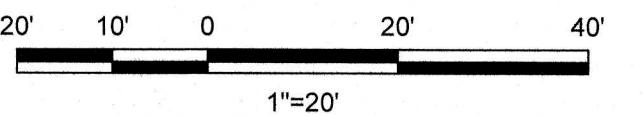
SITE DATA

OWNER 601 ST. MARYS LLC
PIN 1704.18-31-3897
AREA 35,520 S.F. (0.7925 AC.)
REFERENCE DB 15671, PG 458
BM 1984, PG 355
BM 1927, PG 53
ZONING OX-3-GR (NCOD)

LEGEND

BM BOOK OF MAPS
DB DEED BOOK
PG PAGE
N/F NOW OR FORMERLY
R/W RIGHT OF WAY
EIP EXISTING IRON PIPE
EMAG EXISTING MAG NAIL
ECM EXISTING CONCRETE MONUMENT
IPS IRON PIPE SET
MAGS MAG NAIL SET
CP COMPUTED POINT
SS SANITARY SEWER
CO SANITARY SEWER CLEAN OUT
MH MANHOLE
ST STORM
GW GUY ANCHOR
TF TRANSFORMER
WV WATER VALVE
RCP REINFORCED CONCRETE STORM PIPE
CONC CONCRETE
SSMH SANITARY SEWER
WM WATER METER
LP LIGHT POLE
CATV CABLE PEDESTAL
TP TELEPHONE PEDESTAL
FH FIRE HYDRANT
HB HOT BOX
PP POWER POLE
HVAC AIR CONDITIONER
DENOTES CONCRETE
DENOTES PAVERS
XXX DENOTES ADDRESS

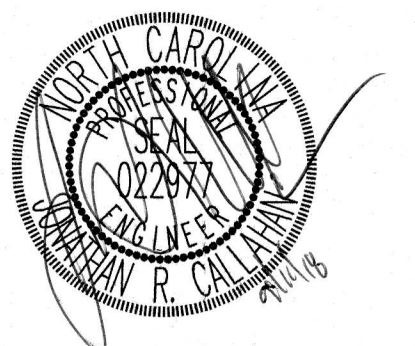
PROPERTY LINE
RIGHT OF WAY LINE
PROP. LINE NOT SURVEYED
STORM PIPE
SEWER LINE
OVERHEAD POWER
GAS LINE
EASEMENT LINE
CATV
FH
LP
WV
SSMH
GW
MW
PP
TP
GV



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601 ST MARY'S STREET
ADMINISTRATIVE SITE REVIEW

NEW CITY DESIGN GROUP
1304 HILLSBOROUGH STREET
RALEIGH, NC 27605

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH CITY OF RALEIGH
STANDARDS AND SPECIFICATIONS.

SOLID WASTE INSPECTIONS STATEMENT
DEVELOPER TO CONTRACT WITH PRIVATE
COLLECTION SERVICE FOR RECYCLING
AND SOLID WASTE REMOVAL

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

EXISTING CONDITIONS PLAN

Revisions		
Date	Description	By
6/5/18	PER CITY OF RALEIGH COMMENTS	LEH

JAECO #: 751-07
Drawn By: LEH
Checked By: JRC
Date Issued: 03/07/2018

CE-1

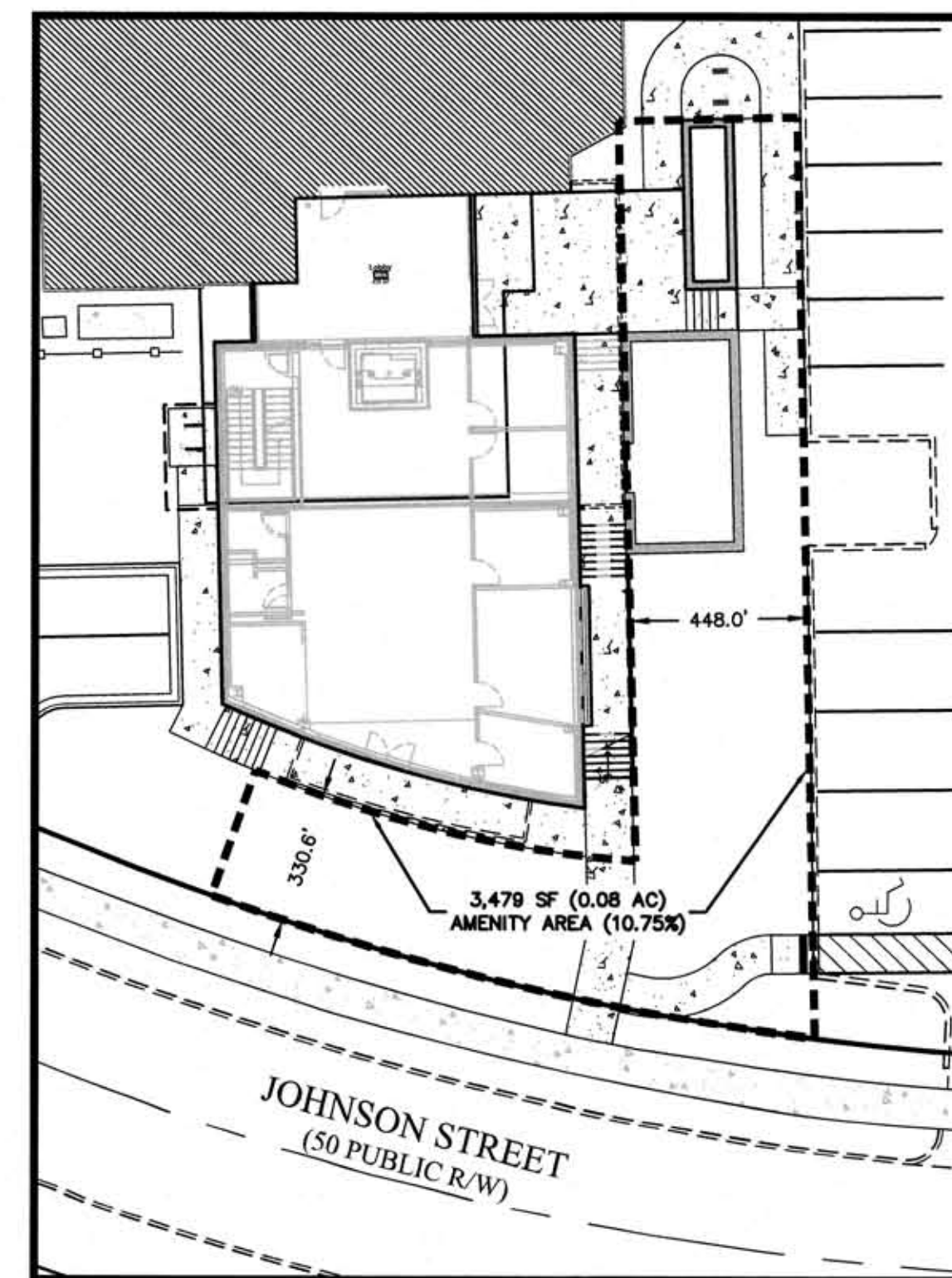
STANDARD UTILITY NOTES (as applicable):

- All materials & construction methods shall be in accordance with City of Raleigh design standards, details & specifications (reference: CORPUD Handbook, current edition).
- Utility separation requirements:
 - A distance of 100' shall be maintained between sanitary sewer & any private or public water supply source such as an impounded reservoir used as a source of drinking water. If adequate lateral separation cannot be achieved, ferrous sanitary sewer pipe shall be specified & installed to watertight specifications. However, the minimum separation shall not be less than 25' from a private well or 50' from a public well.
 - When installing water &/or sewer mains, the horizontal separation between utilities shall be 10'. If this separation cannot be maintained due to existing conditions, the variation allowed is the water main in a separate trench with the elevation of the water main at least 18" above the top of the sewer & must be approved by the Public Utilities Director. All distances are measured from outside diameter to outside diameter.
 - Where it is impossible to obtain proper separation, or any sanitary sewer passes over a watermain, DIP materials or steel encasement extended 10' on each side of crossing must be specified & installed to watertight specifications.
 - 5.0' minimum horizontal separation is required between all sanitary sewer & storm sewer facilities, unless DIP material is specified for sanitary sewer.
 - Maintain 18" min. vertical separation at all watermain & RCP storm drain crossings; maintain 24" min. vertical separation at all sanitary sewer & RCP storm drain crossings. Where adequate separations cannot be achieved, specify DIP materials & a concrete cradle having 6" min. clearance (per CORPUD details W-41 & S-49).
 - All other underground utilities shall cross water & sewer facilities with 18" min. vertical separation required.
- Any necessary field revisions are subject to review & approval of an amended plan &/or profile by the City of Raleigh Public Utilities Department prior to construction.
- Contractor shall maintain continuous water & sewer service to existing residences & businesses throughout construction of project. Any necessary service interruptions shall be preceded by a 24 hour advance notice to the City of Raleigh Public Utilities Department.
- 3.0' minimum cover is required on all water mains & sewer forcemains. 4.0' minimum cover is required on all reuse mains.
- It is the developer's responsibility to abandon or remove existing water & sewer services not being used in redevelopment of a site unless otherwise directed by the City of Raleigh Public Utilities Department. This includes abandoning: tap at main & removal of service from ROW or easement per CORPUD Handbook procedure.
- Install 1/2" copper* water services with meters located at ROW or within a 2x2' Waterline Easement immediately adjacent. *NOTE: it is the applicant's responsibility to properly size the water service for connection to provide adequate flow & pressure.*
- Install 4" PVC* sewer services @ 1.0% minimum grade with cleanouts located at ROW or easement line & spaced every 75 linear feet maximum.
- Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are required on all sanitary sewer services having building drains lower than 1.0' above the next upstream manhole.
- All environmental permits applicable to the project must be obtained from NCDWQ, USACE &/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to construction.
- NCDOT / Railroad Encroachment Agreements are required for any utility work (including main extensions & service taps) within state or railroad ROW prior to construction.
- Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall be approved by the CORPUD FOG Program Coordinator prior to issuance of a Building Permit. Contact Tim Beasley at (919) 996-2334 or timothy.beasley@raleighnc.gov for more information.
- Cross-connection control protection devices are required based on degree of health hazard involved as listed in Appendix-B of the Rules Governing Public Water Systems in North Carolina. These guidelines are the minimum requirements. The devices shall meet American Society of Sanitary Engineering (ASSE) standards or be on the University of Southern California approval list. The devices shall be installed and tested (both initial and periodic testing thereafter) in accordance with the manufacturer's recommendations or the local cross-connection control program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or joanie.hartley@raleighnc.gov for more information.

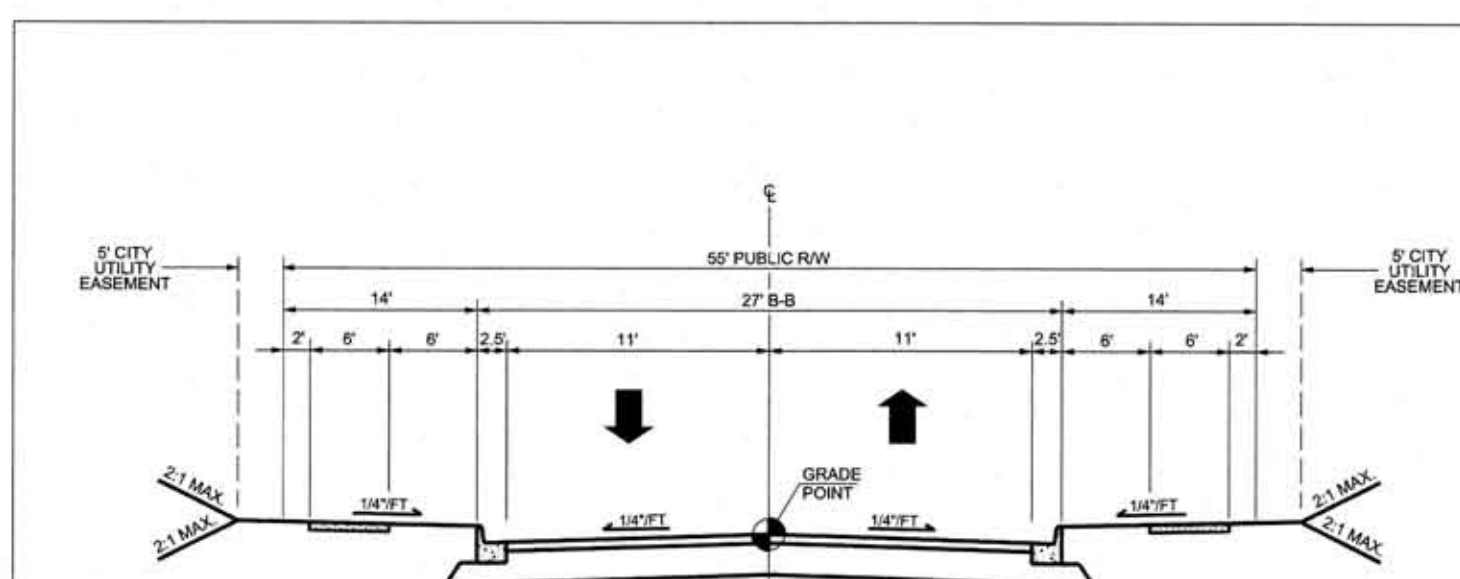
NOTES

- CONTRACTOR TO FIELD VERIFY LOCATION, MATERIAL TYPE & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- LOCATION OF EXISTING WATER SERVICE FROM EXISTING METER TO BUILDING IS NOT APPARENT. CONTRACTOR TO LOCATE AT TIME OF DEMOLITION. CONTRACTOR SHALL COORDINATE RELOCATION OF WATER SERVICE FOR EXISTING BUILDING TO REMAIN AND PROPOSED ADDITION.
- LOCATION OF EXISTING SEWER SERVICE IS NOT APPARENT. CONTRACTOR TO LOCATE AT TIME OF DEMOLITION. EXISTING SEWER TAP SHALL REMAIN AND NEW CLEAN OUT SET AT THE PROPOSED RIGHT-OF-WAY TO ACCOMMODATE SERVICES FROM THE EXISTING BUILDING TO REMAIN AND PROPOSED ADDITION. CONTRACTOR SHALL VERIFY THAT THE CONDITION OF THE EXISTING SEWER SERVICE MATERIAL IS ACCEPTABLE FOR USE. CONTRACTOR SHALL COORDINATE RELOCATION OF SEWER SERVICE FOR EXISTING BUILDING TO REMAIN AND PROPOSED ADDITION.
- EXISTING SIDEWALK ADJACENT TO ST. MARY'S STREET AND JOHNSON STREET VARIES IN WIDTH BETWEEN 4.5' AND 6.0'. A FEE-IN-LEIU OF CONSTRUCTION IS PROPOSED FOR THE REQUIRED 6' SIDEWALK AND SHALL BE PROVIDED AT CONCURRENT REVIEW.
- THE EXISTING PLANTING STRIP BETWEEN THE SIDEWALK AND BACK OF CURB IS A MINIMUM OF 3.5' ALONG ALL PORTIONS OF THE ST. MARY'S STREET AND JOHNSON STREET FRONTAGES.

CURVE & LINE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	35.13'	542.37'	3°42'39"	35.12'	S69°40'01"E
C2	151.35'	362.50'	23°55'20"	150.25'	S79°46'22"E
L1	12.90'				S88°15'59"W

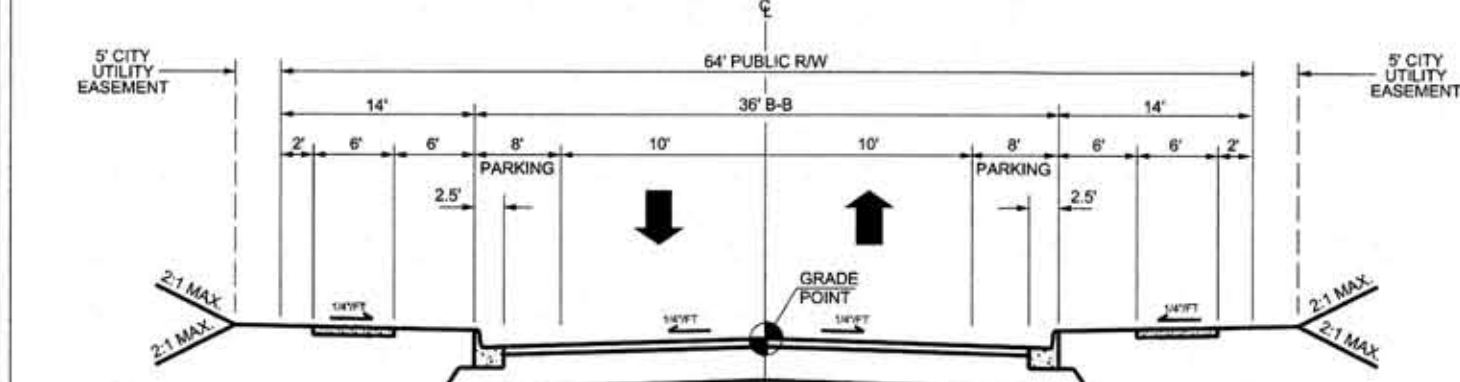
AMENITY AREA INSET
SCALE: 1"=20'

N/F
SHAWN GULDEN
PIN: 1704.18-31-2877
DB 13003, PG 1615
BM 1927, PG 55



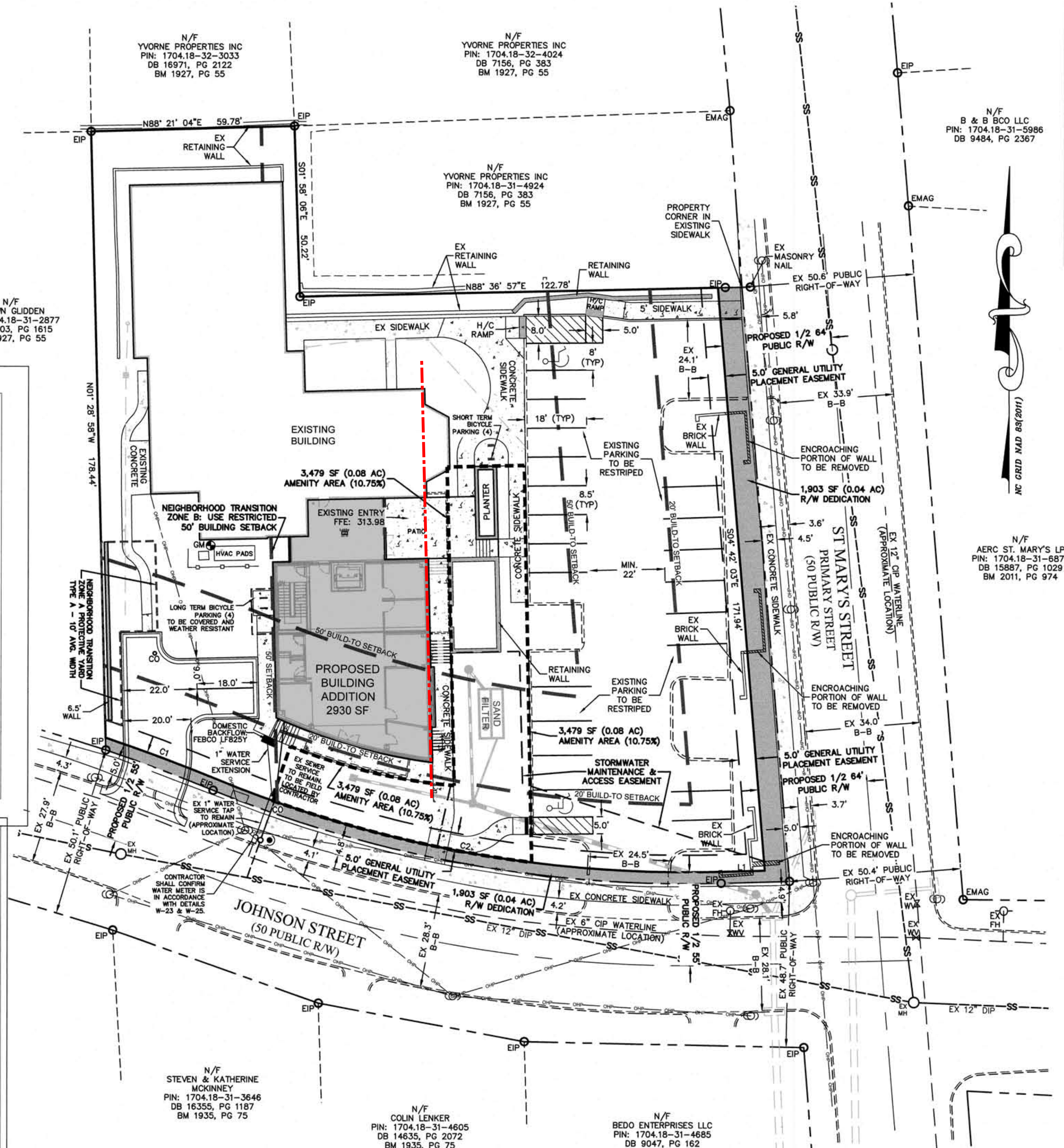
GENERAL		SIDEWALK	
WALKWAY TYPE	PLANTING TYPE	TREELAWN	40' O.C. AVG.
TREE SPACING	PARKING TYPE	PARALLEL STAGGERED	

PAVEMENT DESIGN	
3" SP5.5A	8" ABC



GENERAL		SIDEWALK BOTH SIDES	
WALKWAY TYPE	PLANTING TYPE	TREELAWN	40' O.C. AVG.
TREE SPACING	PARKING TYPE	PARALLEL ON 2 SIDES	

PAVEMENT DESIGN	
3" SP5.5A	8" ABC



SITE DATA

OWNER	601 ST. MARY'S LLC
PIN	1704.18-31-3897
AREA	35,520 S.F. (0.7925 AC.)
REFERENCE	DB 15671, PG 458 BM 1984, PG 355 BM 1927, PG 53
ZONING	OX-3-GR (NCOD)

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
EMAG	EXISTING MAG NAIL
ECM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAGS	MAG NAIL SET
CP	COMPUTED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
ST	STORM
GW	GWY ANCHOR
TF	TRANSFORMER
WV	WATER VALVE
RCP	REINFORCED CONCRETE STORM PIPE
CONC	CONCRETE
SSMH	SANITARY SEWER
WM	WATER METER
LP	LIGHT POLE
CATV	CABLE PEDESTAL
TP	TELEPHONE PEDESTAL
PH	FIRE HYDRANT
HB	HOT BOX
PP	POWER POLE
HVAC	AIR CONDITIONER
XXX	DENOTES ADDRESS

---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	PROP. LINE NOT SURVEYED
---	STORM PIPE
---	SEWER LINE
---	OVERHEAD POWER
---	GAS LINE
---	EASEMENT LINE
---	LP
---	SSMH
---	GW
---	MW
---	PP
---	TP
---	GV

20' 10' 0 20' 40'
1"=20'



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Project

601 ST MARY'S STREET
ADMINISTRATIVE SITE REVIEW

Client

NEW CITY DESIGN GROUP
1304 HILLSBOROUGH STREET
RALEIGH, NC 27605

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH CITY OF RALEIGH
STANDARDS AND SPECIFICATIONS.

SOLID WASTE INSPECTIONS STATEMENT
DEVELOPER TO CONTRACT WITH PRIVATE
COLLECTION SERVICE FOR RECYCLING
AND SOLID WASTE REMOVAL

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD85

SITE & UTILITY
PLAN

Revisions		
Date	Description	By
6/5/18	PER CITY OF RALEIGH COMMENTS	LEH

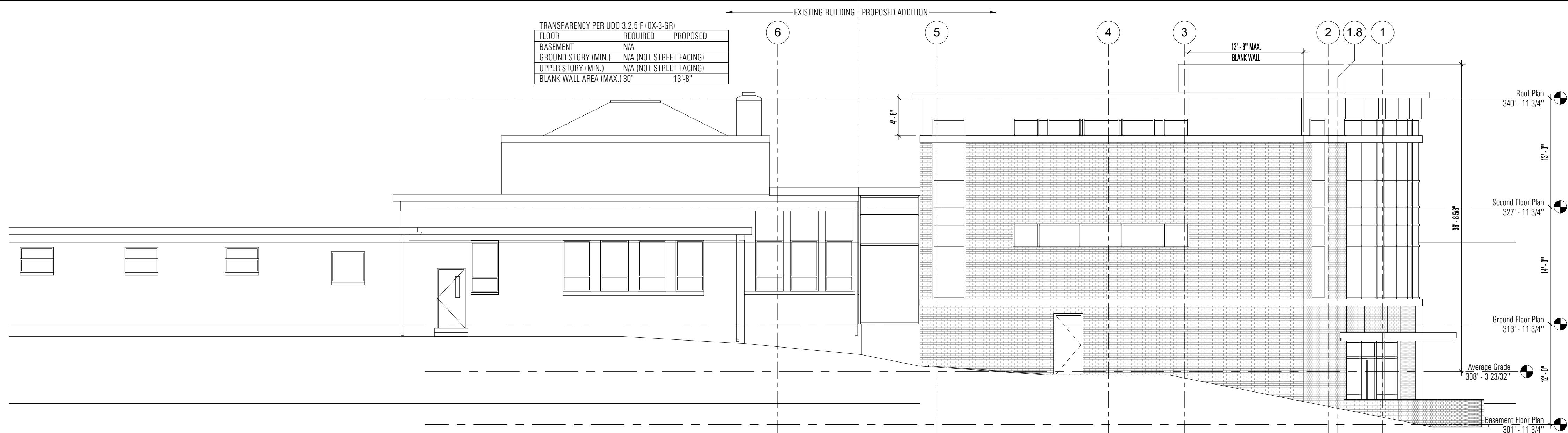
JAECO #: 751-07

Drawn By: LEH

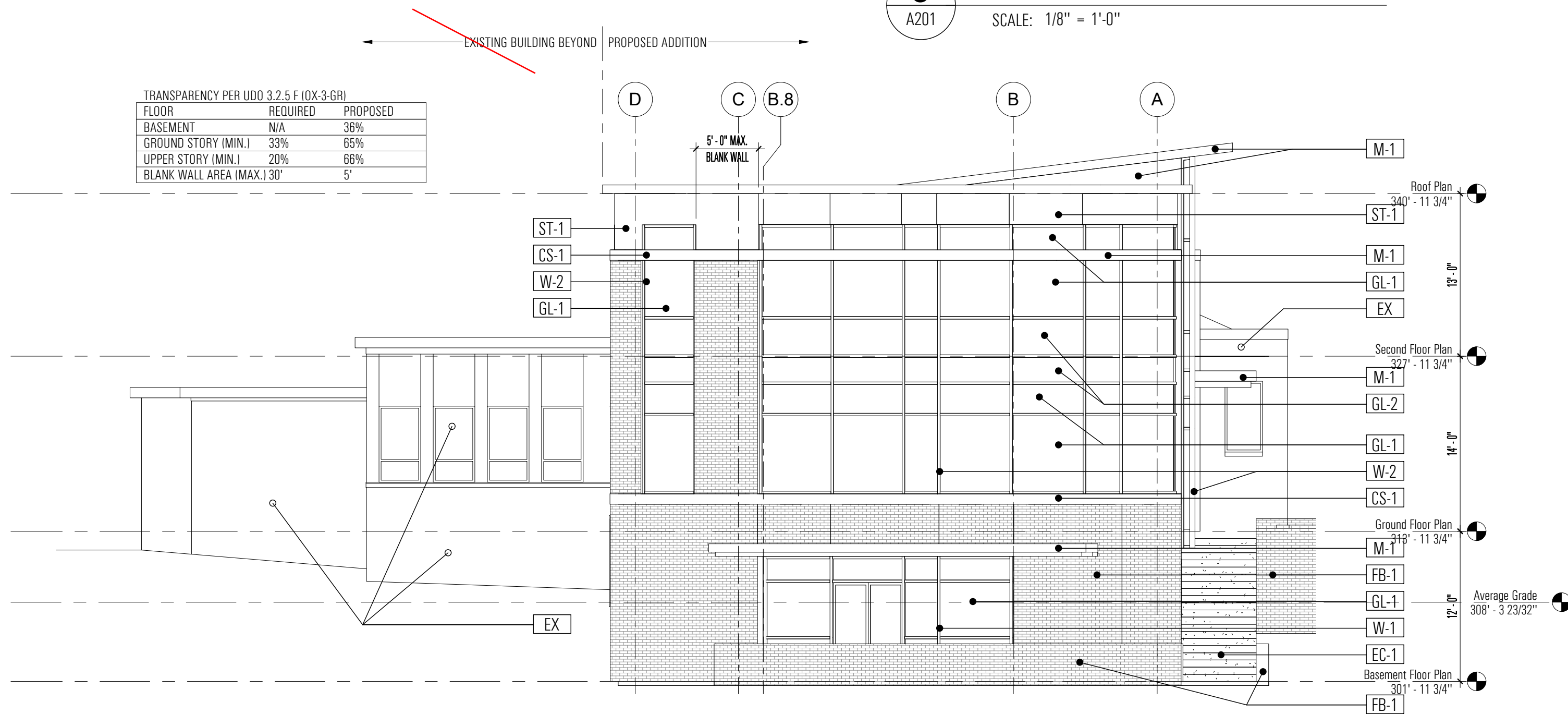
Checked By: JRC

Date Issued: 03/07/2018

CE-2



3 West Elevation
A201 SCALE: 1/8" = 1'-0"



2 South Elevation
A201 SCALE: 1/8" = 1'-0"



1 East Elevation
A201 SCALE: 1/8" = 1'-0"

Exterior Materials:

Exterior Finish

CS-1	TYPE: CAST STONE MANUF: T.B.D. COLOR: COLOR AND TEXTURE TO MATCH INDIANA LIMESTONE LOCATION: HORIZONTAL TRIM ELEMENTS NOTES: -
EC-1	TYPE: EXPOSED CAST-IN-PLACE CONCRETE MANUF: N/A COLOR: NATURAL LOCATION: SITE PAVING AND STAIRS NOTES: BROOM FINISH
EX	TYPE: EXISTING BUILDING MANUF: - COLOR: - LOCATION: - NOTES: -
FB-1	TYPE: FACE BRICK VENEER MANUF: T.B.D. COLOR: T.B.D. LOCATION: EXTERIOR WALLS TO BELOW GRADE NOTES: -
GL-1	TYPE: 1" CLEAR INSULATED GLAZING MANUF: VIRACON, GUARDIAN, OR PPG COLOR: CLEAR W/ COATINGS TO ACHIEVE SHGC; SEE 6002 FOR REQUIREMENTS LOCATION: STOREFRONT AND CURTAIN WALL WINDOWS NOTES: -
GL-2	TYPE: 1" CLEAR INSULATED GLAZING W/ CERAMIC SPANDREL COATING MANUF: VIRACON, GUARDIAN, OR PPG COLOR: MATCH GL-1 IN ALL RESPECTS WITH ADDITIONAL SPANDREL COATING LOCATION: STOREFRONT AND CURTAIN WALL WINDOWS AT FLOOR TRANSITIONS NOTES: COATING ON #4 SURFACE
M-1	TYPE: BRASS METAL MANUF: T.B.D. COLOR: T.B.D. LOCATION: WALL COPING CAPS, ROOF AND CANOPY TRANSITIONS NOTES: -
ST-1	TYPE: HARDCOAT STUCCO MANUF: N/A COLOR: T.B.D. LOCATION: TOP OF BUILDING EXTERIOR WALLS NOTES: -
W-1	TYPE: 4-1/2" THERMALLY BROKEN STOREFRONT FRAME MANUF: KAWNEER OR EQUAL COLOR: KYNAR SILVER METALLIC FINISH LOCATION: SINGLE STORY AND PUNCHED WINDOW OPENINGS NOTES: -
W-2	TYPE: 7-1/4" CURTAIN WALL FRAME MANUF: KAWNEER OR EQUAL COLOR: KYNAR SILVER METALLIC FINISH LOCATION: MULTI-STORY WINDOW OPENINGS NOTES: -

Notes:

- ALL EXTERIOR GLAZING TO COMPLY WITH REQUIREMENTS OF THE CURRENT EDITION OF THE NC ENERGY CONSERVATION CODE. SEE BUILDING CODE SUMMARY ON G SERIES SHEETS FOR ADDITIONAL INFORMATION.
- ALL EXTERIOR WINDOW FRAMES TO BE THERMALLY BROKEN. FINISH AS INDICATED.
- WHERE APPLICABLE, A SEPARATE PERMIT SHALL BE REQUIRED FOR SIGNAGE AND AWNINGS.
- GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWING SUBMITTALS AND PHYSICAL SAMPLES FOR ALL EXTERIOR MATERIALS TO NEW CITY DESIGN GROUP FOR REVIEW AND COMMENT/APPROVAL PRIOR TO ORDERING MATERIALS.
- PROVIDE SEALANTS BETWEEN DISSIMILAR MATERIALS. MATCH COLOR TO ADJACENT WALL MATERIAL, TYP.
- PATCH/REPAIR ALL DAMAGED MATERIALS AND TRIM AS REQUIRED FOR A UNIFORM, LIKE-NEW APPEARANCE.

**new
city**
design group

1304 HILLSBOROUGH ST.
RALEIGH, NC 27605
919.831.1308
www.newcitydesign.com

1 June 2018

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REVISION SCHEDULE

REVISION DATE	REVISION NUMBER	REVISION DESCRIPTION
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THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED FOR OTHER PROJECTS OR ADDITIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING BY THE ARCHITECT.

601 St. Mary's Street Addition

601 St Mary's Street
Raleigh, NC 27605

Site Plan Submittal

PROJECT NUMBER 7801

SHEET TITLE

Exterior Elevations

SHEET NUMBER

A201



FACE OF ADDITION ALIGNED WITH
DOMINANT FACE OF EXISTING
BUILDING TO REMAIN

SECONDARY "BAY"
ELEMENT WITH
LOWER ROOF



FACE OF ADDITION ALIGNED WITH
DOMINANT FACE OF EXISTING
BUILDING TO REMAIN

SECONDARY "BAY"
ELEMENT WITH
LOWER ROOF



FACE OF ADDITION ALIGNED WITH
DOMINANT FACE OF EXISTING
BUILDING TO REMAIN

SECONDARY "BAY"
ELEMENT WITH
LOWER ROOF

Vertical IQ Addition
601 St. Mary's St., Raleigh, NC

Exterior Option 2

Date: 16 November 2017

